

# **Buyer Information Statement**

**1988 Old Peachtree Road NE, Lawrenceville, GA 30043**

## **Lot Split, Zoning, Sewer, and Septic Discussion**

This statement is provided for general buyer information only and is based on conversations and preliminary information regarding the property, including my conversation with Gwinnett County. It is not a guarantee of zoning approval, subdivision approval, sewer access, septic approval, buildability, or final lot yield. Buyer and buyer's agent should independently verify all information directly with Gwinnett County and the appropriate utility providers prior to closing.

The property consists of approximately 1.46 acres and is currently understood to be zoned RA200 Agriculture/Residence. Nearby parcels along the Old Peachtree Road corridor include R100 Single Family Residence zoning, and there appears to be sewer service across the street or nearby. Based on the size of the property, surrounding residential use, and nearby zoning patterns, the property may have future residential lot split potential, but the number of possible lots depends on several important factors.

Based on my conversation with Gwinnett County, if the property remains under its current septic dependent conditions, the more conservative potential may be a two lot residential layout, subject to soil suitability, septic approval, minimum lot size, road frontage, setbacks, buildable area, and Gwinnett County approval.

A possible three lot residential layout may be more realistic only if sewer access from the sewer line across the street can be confirmed and if the cost to extend or connect to sewer is practical. Any three lot concept would also likely depend on rezoning to R100, engineering, utility approval, sewer tap fees, possible road crossing or boring costs, frontage requirements, setbacks, stormwater requirements, subdivision requirements, and final approval by Gwinnett County.

According to Gwinnett County, a builder or buyer would need to submit building plans, site plans, or development plans for review before the county can give a final answer regarding what can actually be approved on the property. Therefore, any discussion of two lot or three lot potential should be treated as preliminary only until proper plans are submitted and reviewed by the county.

The important point for buyers is that acreage alone does not determine the number of lots that can be created. Sewer or septic availability can make a major difference. If septic is required, the property may need larger lot areas for septic tanks, drain fields, replacement drain field areas, soil suitability, and county spacing requirements. If sewer can be confirmed and cost effectively extended, the property may have stronger potential for a higher lot count, possibly three lots, subject to all required approvals.

Buyer should verify the following directly with Gwinnett County and all applicable utility providers:

1. Current zoning and permitted use
2. Rezoning requirements from RA200 to R100, if desired
3. Minimum lot size and frontage requirements
4. Whether a two lot layout is possible under current septic dependent conditions
5. Whether a three lot layout is possible if sewer can be extended
6. Sewer availability from the line across the street or nearby
7. Sewer tap fees, connection fees, and extension costs
8. Whether road boring or road crossing work would be required
9. Septic feasibility, soil testing, and drain field requirements
10. Setbacks, stormwater, access, and buildable area
11. Subdivision approval requirements
12. Required building plans, site plans, engineering plans, or development plans needed for county review
13. Any other development standards that may affect final lot yield

No representation is being made that the property is approved for two lots or three lots. The property should be considered a 1.46 acre residential land opportunity with possible lot split potential, subject to buyer verification, rezoning if applicable, utility access, engineering, submission of required plans, and approval by Gwinnett County.

Safe summary:

Possible two lot potential under current septic dependent conditions, with possible three lot potential if sewer access from the line across the street can be confirmed and cost effectively extended. According to Gwinnett County, final determination would require a builder or buyer to submit building plans, site plans, or development plans for county review. Final lot yield is subject to rezoning, utility approval, engineering, septic or sewer requirements, plan review, and Gwinnett County approval.